147.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,900 /	681,900
					USE VALUE:	681,900 /	681,900
					ASSESSED:	681,900 /	681,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RITZKOWSKI MATTHIAS& CHRISTINE
Owner 2:	
Owner 3:	
Street 1:	165 MT. VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COLCLOUGH FRANCIS & JOAN M -
Owner 2:	-
Street 1:	165 MOUNT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Wood Shingle Exterior and 1250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5150.000	222,300		459,600	681,900
Total Card	0.118	222,300		459,600	681,900
Total Parcel	0.118	222,300		459,600	681,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 545.52 | /Parcel: 545.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96639
GIS Ref:
GIS Ref:
Insp Date: 05/10/18

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	222,400	0	5,150.	459,600	682,000	682,000	Year End Roll	12/18/2019
2019	101	FV	193,000	0	5,150.	430,900	623,900	623,900	Year End Roll	1/3/2019
2018	101	FV	199,700	0	5,150.	356,200	555,900	555,900	Year End Roll	12/20/2017
2017	101	FV	199,700	0	5,150.	327,500	527,200	527,200	Year End Roll	1/3/2017
2016	101	FV	199,700	0	5,150.	298,700	498,400	498,400	Year End	1/4/2016
2015	101	FV	188,700	0	5,150.	293,000	481,700	481,700	Year End Roll	12/11/2014
2014	101	FV	188,700	0	5,150.	272,300	461,000	461,000	Year End Roll	12/16/2013
2013	101	FV	188,700	0	5,150.	259,100	447,800	447,800		12/13/2012

!11493!

PRINT

Date	Time
12/11/20	01:39:33

LAST REV

Date	Time
07/28/20	12:01:02
danam	
11493	

USER DEFINED

Prior Id # 1:	96639
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLCLOUGH FRANC	49773-145		7/13/2007		445,000	No	No		
	10584-460		7/16/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	423	Addition	20,000					
5/27/2016	682	New Wind	1,162					1 replacement wind
11/17/2014	1562	Demoliti	3,000					Demo and rough fra
6/6/2011	543	Re-Roof	10,150					
5/12/1994	191	Manual	5,900					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Meas/Inspect	BS	Barbara S
11/7/2014	Info Fm Prmt	PC	PHIL C
11/21/2008	Meas/Inspect	345	PATRIOT
11/13/2008	Meas/Inspect	163	PATRIOT
11/10/2000	Hearing Chag	189	PATRIOT
11/17/1999	Meas/Inspect	272	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150		Sq. Ft.	Site		0	80.	1.12	9									459,598						459,600	

Total AC/HA: 0.11823 | Total SF/SM: 5150 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 459,598 | Spl Credit | Total: 459,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322156
Depreciation:	99868
Depreciated Total:	222287

COMMENTS

PDAS. WATER ISSUES IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

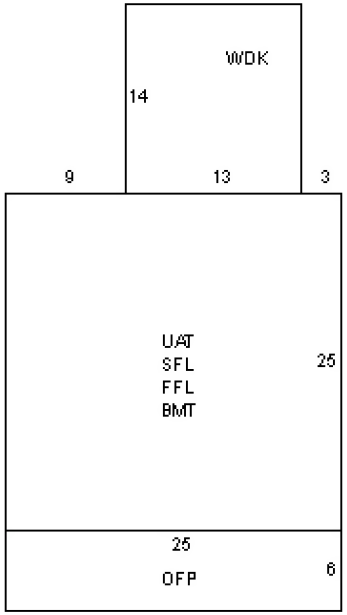
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.38
Special Features:	0	Val/Su Net:	94.08
Final Total:	222300	Val/Su SzAd	177.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	625	49.610	31,008
FFL	First Floor	625	165.380	103,360
SFL	Second Floor	625	165.380	103,360
WDK	Deck	182	11.260	2,050
UAT	Upper Attic	156	66.150	10,336
OFP	Open Porch	150	26.950	4,043
	Net Sketched Area:	2,363	Total:	254,157
Size Ad	1250	Gross Are	2832	FinArea 1250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc